

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: BRENT CARPENTER, Debtor(s).	CASE NO.: 1:15-bk-10011-VK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/14/2016	Time: 2:00 pm
Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/31/2016

Description of property to be sold:

Single-Family Residence commonly known as 6309 Orion Avenue, Van Nuys, California 91411, identified as Los Angeles County Assessor's Parcel Number 2242-004-007 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$1,100,000.00

Proposed sale price: \$ 1,100,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See Attached Overbid Procedure

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: April 14, 2016 at 2:00 pm

Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 03/24/2016

1 A. Each potential bidder (other than Buyer as defined in
2 the Motion for Order Authorizing Trustee to Sell Real Property
3 Free and Clear of Liens, Subject to Overbid (the "Motion")) in
4 order to qualify as a bidder at the hearing on the Motion (the
5 "Hearing"), shall

6 (1) submit to Trustee, prior to the commencement of the
7 Hearing, a cashier's check in the amount of at least Thirty-Eight
8 Thousand Dollars (\$38,000.00) (the "Earnest Money Deposit"),
9 which represents three percent (3%) of the Sales Price of
10 \$1,100,000.00 (as defined in the Motion) plus the initial
11 \$5,000.00 overbid, made payable to "Encore Escrow." Trustee
12 shall refund the Earnest Money Deposit if Trustee accepts the bid
13 of another bidder;

14 (2) bid on the identical terms as, or better terms than,
15 Buyer as set forth in the Agreement (as defined in and attached
16 as Exhibit A to the Motion) including, but not limited to, the
17 "AS-IS, WHERE-IS" condition of the sale with no contingencies;

18 (3) submit to Trustee prior to the commencement of the
19 Hearing proof of ability to close escrow unconditionally on or
20 before April 29, 2016, and to tender the balance of any bid made
21 by such bidder, such proof to be deemed acceptable or
22 unacceptable by Trustee in her sole discretion, subject to
23 approval by the Court;

24 (4) agree to increase the Earnest Money Deposit to ten
25 percent (10%) of the successful bid amount and deposit such
26 increased Earnest Money Deposit (the "Increased Earnest Money
27 Deposit") into the sale escrow (the "Sale Escrow") no later than
28 one day after the Hearing, i.e., April 15, 2016; and

1 (5) attend the Hearing to participate in the overbidding;
2 and

3 B. The initial overbid shall be a total of \$1,105,000.00,
4 i.e., \$5,000.00 more than the Sales Price of \$1,100,000.00, and
5 all additional overbids must be made in minimum increments of
6 \$5,000.00 over the last stated overbid made on the record.

7 If the Highest Bidder fails to close the Sale Escrow on or
8 before April 29, 2016 (provided that either the Real Property is
9 vacant or the Highest Bidder has agreed to take possession of the
10 Real Property subject to Debtor's occupancy), the Highest Bidder
11 shall forfeit the Increased Earnest Money Deposit and the next
12 highest bidder shall pay the next highest bid to purchase the
13 Real Property within ten business days of written notification,
14 transmitted via facsimile and/or e-mail, of Highest Bidder's
15 default.

16

17

18

19

20

21

22

23

24

25

26

27

28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/24/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), ustregion16.wh.ecf@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com

Debtor's Counsel: David Hagen, Counsel for Debtor: go4broq@earthlink.net

Secured Creditors' Counsel: Nichole Glowin, nglowin@wrightlegal.net, BKUDGeneralupdates@wrightlegal.net; Jennifer Wong, bknotice@mccarthyholthus.com;

Edward Weber, ed@eweberlegal.com

Creditors' Counsel: Darlene Vigil, cdcaecf@bdfgroup.com; Patricia C. Vaughn, patricia.c.vaughn@chase.com; Andrew Goldberg, agoldberg@rosicki.com;

Coby R. Halavais, coby@halavaislaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 03/24/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Brent Carpenter, 6309 Orion Ave., Van Nuys, CA 91411

Debtor's Spouse: Michelle Carpenter, 6309 Orion Ave., Van Nuys, CA 91411

Trustee's Brokers: Kathy Gardner & Jim Wagner, Rodeo Realty, 15300 Ventura Blvd., #101, Sherman Oaks, CA 91403

U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 03/24/2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/24/2016
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Supplemental Service List for Notice

Title:

Ella Cummings
Progressive Title Co.
425 W. Broadway, Suite 300
Glendale, CA 91204

Escrow:

Jenica Pivnik
Encore Escrow
23901 Calabasas Road, #1033
Calabasas, CA 91302

Proposed Buyer:

Exclusive Renovation, Inc.
c/o Guy Violas & Ray Ross
Wish, Sotheby's Intl Realty
13501 Ventura Blvd.
Sherman Oaks, CA 91423

Interested Parties:

Hampartzoum & Arleta Shirinian
4210 Bellingham Ave.
Studio City, CA 91604

Arman Tatevossian
Fine Properties & Estates
4242 Park Verdi
Calabasas, CA 91302

Willy Y. Guggenheim
c/o Salvador Armijo
Carnaval Realty
363 S. Park Ave., Suite 104B
Pomona, CA 91766

Timothy Crane
3802 Ocean Front Walk #1
Marina Del Rey, CA 90292

Alexander Koustas
Sotheby's Int'l Realty- BH
9665 Wilshire Blvd, #100
Beverly Hills, CA 90212